

State of Wyoming
Mobile & Manufactured Home Affidavit

County Clerk Use Only:

Property Tax Current? ☒

Date title cancelled: 9-30-24

Initial when
copied to Assessor: KSK

This Affidavit is to be used to relinquish a certificate of title per W.S. 31-2-502 when a mobile or manufactured home is installed on a permanent foundation and is taxable as real property. This can also be used to obtain a title when one is not available. The original title must accompany this Affidavit unless #8 is completed and the Clerk is satisfied as to ownership as required by W.S. 31-2-502(b)(ii). The title will be surrendered permanently and the home will be taxed as real property. This form shall be filed only in the county where the home is located along with the appropriate title fee (if applicable) and recording fee.

03-0737750

Title # to be relinquished

ALAN KEELER, ANDREW REIMERS, NESTIE REIMERS

List All Owner Names

290 BEATTY GULCH ROAD

Owner(s) current mailing address

SHERIDAN, WYOMING 82801

City, State

Zip

307-752-7856 307-751-7533

Owner(s) Phone (cell)

Owner(s) Phone (home)

andyreimers1@gmail.com

Owner(s) E-mail

Year	Manufacturer	VIN	Dimensions
1980	BRIGHT	NEB10235550	15'6" x 65'

List any other identifying information (i.e. info from data plates, tags, other relevant information. Provide photographs if available)

HWO # NEB016351

SERIAL # 10235550

I/we, the undersigned, residents of SHERIDAN County, State of WYOMING, do hereby acknowledge and swear to the following to wit:

- I/we are the true and lawful owner(s) of the above described mobile or manufactured home.
 - On 09/24, 2024 this home was affixed upon a permanent foundation and is intended by all parties to constitute, be and remain in perpetuity a fixture to the real property.
 - The home is taxable as real property, not as personal property. The County Clerk and the County Assessor will not be held responsible for determining whether or not the home is "real property".
 - That the legal description of the land the home is located on is SECTION 25: ALL THE PART OF THE S½ S½ LYING
TOWNSHIP 57 NORTH, RANGE 54 WEST 6th PM SHERIDAN COUNTY WYOMING and the
physical address of the home is (street, city, state):
290 BEATTY GULCH ROAD, SHERIDAN, WYOMING
- Deed reference (must attach copy of deed): Book # 574 Page # 764 Document # 2018-743413
- I/we certify there are no known security interests, liens or encumbrances outstanding against the mobile home separate from the land. (If liens exist, they shall be released prior to surrendering the title).
 - If required by the County Clerk, I/we have attached color photograph(s) of the home clearly showing the permanent foundation and the entire home. I acknowledge the County Clerk may require a VIN inspection and other documentation prior to relinquishment.
 - I/we authorize the recording of this Affidavit and title in the public real estate records of the office of this county clerk.
 - If I/we have no title to surrender, the detailed reason why and how I/we acquired ownership and possession is below. Attach additional pages if necessary. (If blank, I/we have a title to surrender and this section is not applicable)



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FEES: \$36.00 KH AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2024-T-14346 9/30/2024 8:59 AM PAGE: 1 OF 9

FEES: \$35.00 KH MOBILE HOME AFFIDAVIT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

All mobile or manufactured home owner(s) shall sign in front of a notary to apply for and relinquish a title.

I/We do hereby certify under penalty of perjury, that all information on this Affidavit is true and correct, I/we am/are the true and lawful owner(s) of the mobile or manufactured home described herein, and I/we further attest that there are no known security interests, liens or encumbrances outstanding; and further certify that all personal property taxes for the home, current and past are paid; and that I/we understand I/we am/are relinquishing the title to this home to be taxed as real property not personal property, per W.S. 31-2-502.

Home Owner's Signature

Printed Name

Date

Home Owner's Signature

Printed Name

Date

Before me, Nancy Michele Sherman a notary public, personally appeared Alan I Keeler, Mistie Ruth Reimers
Andrew Reimers in the State of Wyoming
County of Sheridan and that he/she/they being first duly sworn by me upon oath, did say

that the facts in the foregoing instrument are true and correct.

WITNESS MY HAND AND OFFICIAL SEAL this 27 day of September, 2024

Notary Public Signature

My Commission Expires

NANCY MICHELE SHERMAN
Notary Public - State of Wyoming
Commission ID # 95703
My Commission Expires
September 01, 2029

This section shall be completed if the home owner(s) above are not the owner(s) of the real property where the home is located as required by W.S. 31-2-502(c). All land owners shall sign.

I/We do hereby acknowledge under penalty of perjury that I/we are the landowners where the home described herein is installed on a permanent foundation on the real property as described and is intended to constitute, be and remain in perpetuity a fixture to the real property.

Land Owner's Signature

Printed Name

Date

Land Owner's Signature

Printed Name

Date

Before me, _____ a notary public, personally appeared _____
_____ in the State of _____
County of _____ and that he/she/they being first duly sworn by me upon oath, did say

that the facts in the foregoing instrument are true and correct.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 20____.

(seal)

Notary Public Signature



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MV 303 (07/2017)

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WYOMING

OFFICE OF COUNTY CLERK



Sheridan County
Sheridan, WY

FEE

\$15.00

TITLE NUMBER 03-0737750

DATE ISSUED 8/30/2024

CERTIFICATE OF TITLE

YEAR 1980	MAKE / MANUFACTURER BRIGH	BODY STYLE / VESSEL TYPE MH	VEHICLE IDENTIFICATION NUMBER / HULL IDENTIFICATION NUMBER NEB10235550	
FACTORY PRICE / MSRP	WEIGHT	PRIOR STATE WY	PRIOR TITLE NUMBER 03-0658253	ODOMETER Not Applicable Not Available
PURCHASE DATE 06/28/2018		SELLER MARQUISS, DONELLE SHERIDAN, WY		

OWNER

VEHICLE BRAND

KEELER, ALAN I
REIMERS, ANDREW K
REIMERS, MISTIE R
290 BEATTY GULCH
SHERIDAN WY 82801

JTWROS

IN WITNESS WHEREOF, I have hereunto caused this
Certificate to be signed and the official seal of this office
to be placed thereon.

THIS IS A DUPLICATE CERTIFICATE OF
TITLE AND MAY BE SUBJECT TO THE
RIGHTS OF A PERSON OR PERSONS UNDER
THE ORIGINAL CERTIFICATE.

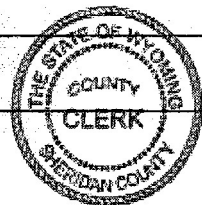
By EDA SCHUNK THOMPSON

County Clerk

Deputy

ASHLY DYGERT

(SEAL)



I HEREBY CERTIFY THIS IS A TRUE AND
CORRECT COPY OF THE TITLE NUMBER:
03-0658253

RECEIVING NUMBER 2024-T-12780

***** FOR COUNTY CLERK'S USE ONLY *****

FIRST LIEN	First Lien Released _____ (Date) County Clerk _____ Deputy _____ (SEAL)
SECOND LIEN	Second Lien Released _____ (Date) County Clerk _____ Deputy _____ (SEAL)
THIRD LIEN	Third Lien Released _____ (Date) County Clerk _____
FOURTH LIEN	

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*** ORIGINAL DOCUMENT HAS A TRUE WATERMARK, HOLOGRAM, AND ANTI-COPY FOIL SERIAL NUMBER. NOT VALID IF ALTERED OR CHANGED ***



1) ASSIGNMENT OF OWNERSHIP

Seller shall complete purchaser's name(s) and deliver to the purchaser at the time the vehicle is delivered. Purchaser must make application for a new certificate of title with the County Clerk.

Purchaser(s) Name(s) (Print) _____

All Purchasers listed above shall sign at the time of sale unless owners' names are joined with no conjunction or with the word "or".

Should Joint Tenancy With Rights of Survivorship be noted on title? Yes ☐ No ☐ Joint tenancy will require all signatures at the time of sale unless accompanied by a certified death certificate.

Mailing & Physical Address _____

CITY _____ STATE _____ ZIP _____ Phone _____

2) SELLER TO COMPLETE - ODOMETER DISCLOSURE STATEMENT

NOTE - Effective 1/1/2021, the Federal odometer statement exemption is for vehicles with 20 years or more of service for vehicles of a model year of 2011 and newer. Vehicles with a model year of 2010 and older remain under the 10 years or more of service exemption. FEDERAL AND STATE REGULATIONS REQUIRE you to state the mileage upon transfer of ownership of a motor vehicle. Failure to complete or providing a false statement may result in fines and/or imprisonment.

I, _____, hereby state that the odometer now reads _____ (no tenths) miles and to the best of my knowledge it reflects the actual mileage of the vehicle described herein unless one of the following is checked:

☐ Mileage in excess of mechanical limits; or ☐ Odometer reading is NOT the actual mileage. WARNING: ODOMETER DISCREPANCY.

3) SELLER & NOTARY TO COMPLETE - SELLER'S TRANSFER

I/We do hereby certify and warrant that I/we are the true and lawful owner(s) of the vehicle described herein and further warrant that the liens and encumbrances noted hereon are the only liens and encumbrances against the vehicle herein described and hereby transfer and convey all rights, title and interest that I/we have in the vehicle herein described to the above named purchaser(s) and that the odometer reading disclosed above (if required) reflects the current reading to the best of my/our knowledge; if signing for a commercial entity, I/we have full authority to do so; and if the vehicle herein described is a mobile home, do hereby certify that all taxes due on the mobile home have been paid.

Does this motor vehicle currently have or ever had a branded title? Yes ☐ No ☐

Has this motor vehicle been declared a total loss by an insurance company OR sustained 75% damage of actual cash value? Yes ☐ No ☐

All owners shall sign at the time of sale unless owners' names on the reverse are joined with no conjunction or with the word "or". JTWROS requires all signatures.

Signature of Seller/POA _____

Signature of Seller/POA _____

Print Name of Seller(s) _____

Sales Price \$ _____ Date of Sale _____ Phone _____

SELLER'S NOTARY STATEMENT - MUST BE NOTARIZED

Subscribed and sworn to before me by (print sellers'/POA names) _____ in the

State of _____ County of _____ this _____ day of _____, 20 _____

(seal)

County Clerk or Notary Public _____ Term/Commission Expiration Date _____

Signature of Purchaser (Required to acknowledge odometer) _____

Purchaser's Printed Name _____

4) PURCHASER TO COMPLETE - PURCHASER'S APPLICATION

I/We hereby swear or affirm under penalty of perjury that ALL information on this application for Certificate of Title is true and correct and that I/we am/are lawfully applying for a Wyoming Title. I/we further warrant that said vehicle is owned by me/us and is subject to the liens shown and none other. I/We further certify to the best of my/our knowledge that if the vehicle is a mobile home, all taxes due on the mobile home have been paid and, in the event taxes have not been paid, acknowledge that I/we may be responsible for the taxes. By signing as purchaser I/we also warrant that I/we acknowledge the odometer reading disclosed above by the seller and if the JTWROS box is marked above we agree title will show joint ownership with survivorship. Any false information may cancel the title and void any registration associated with the title.

Amount of Lien \$ _____ Date of Lien _____ Lien Doc # _____

Lienholder Name/Address _____

If signing for a business include business name, signature and title

Signature of Purchaser or Agent _____

Signature of Purchaser or Agent _____

Print Name of Purchaser(s) or Agent _____

Title # Issued to Applicant _____

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 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IG
 HIN Inspection Form
 application)

Mobile Home ☒

Date Title Issued: _____

MANUFACTURER	YEAR	VEHICLE / HULL IDENTIFICATION NO.			NMVTIS	BODY STYLE	
FACTORY PRICE / MSRP	STATE	PRIOR TITLE NO.	ODOMETER	WEIGHT	PURCHASE DATE	VESSEL LENGTH	

BRANDED TITLE INFORMATION -definitions and requirements are on the reverse side of this application.

Does this motor vehicle currently have or ever had a branded title? ☐ Yes ☐ No If Yes, what title brand? _____

Has this motor vehicle been declared a total loss by an insurance company or sustained 75% damage of actual cash value? ☐ Yes ☐ No

Printed Name of Person Completing this Section: _____ Signature: X _____

PURCHASER / SELLER INFORMATION (Please print clearly)
☐ Joint Tenants
 With Rights of
 Survivorship?

NAME OF PURCHASER(S) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF SELLER _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

LIEN INFORMATION (Please print clearly)

NAME OF LIEN HOLDER _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

LIEN FILING # _____ FILING DATE _____ LIEN AMOUNT _____

I/WE HEREBY SWEAR OR AFFIRM under penalty of perjury that all information on this application is true and correct and that I/we am/are lawfully applying for a Wyoming Certificate of Title. I/we further warrant that said vehicle is owned by me/us and is subject to the liens shown and none other. I/we further certify to the best of my/our knowledge that if the vehicle is a mobile home, all taxes due on the mobile home for the preceding and current year have been paid and in the event taxes have not been paid, acknowledge that I/we may be responsible for the taxes for the preceding and current year. Any false information may cancel the title and void any registration associated with the title.

PURCHASER SIGNATURE(S): X _____ X _____

"VIN" or "HIN" Inspection Form

REQUIRED WHEN THE PRIOR TITLE IS FROM A STATE OTHER THAN WYOMING. NOT REQUIRED FOR MSO/MCO.

** Before completing the V.I.N. or H.I.N. inspection, please review the "NOTICE" on the reverse side of this form to determine if you are authorized by statute to do so. Please print the vehicle/watercraft information as accurate and legible as possible and then verify with your signature at the bottom.

AUTHORIZED AGENT**PRINT VIN OR HIN HERE**

NEB10235550

Vehicle Identification Number (VIN) typically contain 17 alpha-numeric characters and
 Hull ID Number (HIN) HIN's are required to have 10-14 but typically have 12 alpha-numeric digits, with no spaces or dashes.

Year: 1980 Make: Buick Model: MH Trim: _____ VIN / HIN Verified With NCIC? ☒ Yes ☐ No
 (Ford, Jeep, Chevy, Honda, etc.) (F-150, Camaro, Wrangler, etc.) (XLT, Lariat, GT, LS, Rubicon, etc.)

Subject to the penalties of perjury, I, R. Swaney BADGE/TITLE/DLR NUMBER: 319 am

an authorized member or employee of, AGENCY or ENTITY NAME: SHERIDAN COUNTY SHERIFF'S OFFICE

(Please Circle One) Police Dept. / Sheriff's Office / Highway Patrol / State Police / G&F / Other Entity: _____

depose and state that, I personally inspected the VIN or HIN in the state of WYOMING on the above described vehicle/watercraft and the information entered by me is true and correct. The undersigned verifies that I am authorized by the laws of Wyoming (or state where the inspection occurred), to conduct this inspection.

Signature: _____ Date: 9/15/24 Phone: (307)672-3455

W.S. 31-3-102(b) provides a \$10.00 fee for each vehicle identification number inspected, and one \$10.00 fee for inspection of a VIN and HIN at the same time, pursuant to W.S. 31-2-103(a)(vi).

WARRANTY DEED

DONELLE MARQUISS, formerly known as DONELLE SHANNON, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **ANDREW J. REIMERS, MISTIE R. REIMERS and ALAN I. KEELER**, joint tenants with right of survivorship (herein referred to as "Grantees"), whose address is 290 Beatty Gulch Road, Sheridan, WY 82801, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

Section 25: All that part of the S $\frac{1}{2}$ S $\frac{1}{2}$ lying West of the east boundary of County Road #1231 (Beatty Gulch Road)

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 28 day of June, 2018.

Donelle Marquiss
Donelle Marquiss, formerly known as
Donelle Shannon


STATE OF WYOMING)

: ss.

County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 28th day of June, 2018, by Donelle Marquiss, formerly known as Donelle Shannon.

WITNESS my hand and official seal.


Notarial Officer

My Commission expires: 5-13-22





Sheridan County Clerk & Recorder's Office

Eda Schunk Thompson - County Clerk & Recorder

Kim Hein - Chief Deputy

STATE OF WYOMING CERTIFICATION
OF PROPERTY & SALES TAXES PAID

Make Brighton Year 1980 New ☐ Used ☒
VIN # NEB10235550 Length & Width _____
Name of Seller _____

Name of New Owner _____

Address _____ City _____

State & Zip _____

Taxes to be sent to: _____

Located at: _____

This is to certify that the current property and sales tax on the above-mentioned transportable home are paid in full.

Date 9/30/24 Deputy *Mustin Doro*
Sheridan County Treasurer



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224 S. M. EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Phone: (307) 674-2500 □ Fax: (307) 675-2514

E-mails: titles@sheridancountywy.gov □ records@sheridancountywy.gov

Website: www.sheridancountywy.gov



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NO. 2024-794738 AFFIDAVIT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KIM